



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Annex
4041 N. Richards Street, Box 12436
Milwaukee, WI 53212-0436
TELEPHONE 414-229-0800
FAX 414-229-0810

June 2, 1997

FID#241396320 LUST/ERR

Mr. David Narlock
10930 W. Potter Rd.
Milwaukee, WI 53226

SUBJECT: Request for Closure, Foreway/Regency Trucking, 11307 W.
Rogers St., Milwaukee WI

Dear Mr. Narlock:

At the request of your environmental consultant, STS Consultants Ltd., we have reviewed the referenced report for closure. STS has requested closure of this site under the new closure flexibility regulations. We concur with STS's recommendation of closure and no further action of this site. The department reserves the right to reopen this case pursuant to s. NR726.09, Wisconsin Administrative Code (WAC), should additional information regarding site conditions indicate contamination on or from the site poses a threat to public health, safety or welfare or the environment.

To complete the closure of this site, you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type, and concentration of the contaminants and includes the following language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR809 is restricted by chs. NR811 and NR812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking

Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

Within 60 days all of the groundwater monitoring wells at the site must be abandoned in accordance with WAC NR 141 and the completed abandonment forms must be submitted to the department. Once the department receives the abandonment forms, this case will be tracked as closed on our computer tracking system. Please also have the groundwater recovery sumps abandoned.

If you have any questions regarding this letter, you may contact me at the above address or at (414)229-0872.

Sincerely,

A handwritten signature in cursive script that reads "Petwara Toyngtrakoon". The signature is written in black ink and includes a long horizontal flourish at the end.

Petwara Toyngtrakoon, Waste Management Engineer

cc: Suzanne Murawski - STS Consultants Ltd.
SED case file

241396320
LUST



July 9, 1997

Petwara Toyingtrakoon
Wisconsin Department of Natural Resources
4041 N. Richards Street
Milwaukee, WI 53212-0436

Re: Final Documentation for Site Closure, ForeWay/Regency Trucking, 11307 W. Rogers Street, West Allis, Wisconsin - FID#241396320 LUST/ERR - STS Project No. 83047WE

Dear Petwara Toyingtrakoon:

STS Consultants, Ltd. (STS) on behalf of ForeWay Services, Inc. is submitting the final documentation for closure of the above referenced site. As requested by the Wisconsin Department of Natural Resources (WDNR), a groundwater use restriction has been placed on the property deed and the monitoring wells and sump have been properly abandoned.

A groundwater use restriction was filed with the Milwaukee County Register of Deeds office on July 7, 1997 by Chicago Title of Waukesha, Wisconsin. The file recording number is 7389907. Included in the restriction was information requested by the WDNR in your June 2, 1997 closure letter. A copy of the groundwater use restriction that was filed with the county register of deeds office is attached.

Ten monitoring wells and one sump on the property were abandoned. The wells and sump were abandoned on June 16, 1997 with the exception of monitoring wells MW-10 which was abandoned on June 23, 1997 and MW-15 which was abandoned on October 25, 1996. The abandonment of MW-15 was documented in the March 19, 1997 closure request letter to the WDNR. The two pipes for the former vapor extraction system were also cut off and abandoned by filling with bentonite. The vapor extraction wells did not intersect the groundwater table. The abandonment forms documenting abandonment in accordance with WAC NR 141 are attached.

Please mark this site as closed on your computer tracking system. If you have any questions regarding this site, please contact Sue Murawski at 414-359-3030.

Sincerely,

STS CONSULTANTS, LTD

Suzanne M. Murawski
Suzanne M. Murawski, P.E.
Project Engineer

RECEIVED

JUL 10 1997

DNR SED REG-
MILWAUKEE, WI

Attachments

cc: Mr. Mark Treter - Michael Best & Friedrich
Mr. David Narloch - ForeWay Services

©STS Consultants Ltd., July 1997

STS Consultants Ltd.
Consulting Engineers

11425 West Lake Park Drive
Milwaukee, Wisconsin 53224
414.359.3030/Fax 414.359.0822

481-9992-004-1

Deed Restriction

Document Number

Document Title

In Re: Special Well Construction Requirements

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)ss

WHEREAS, ForeWay Services, Inc. is the owner of the above-described property; and

Recording Area

7389007

Name and Return Address

David Narloch
ForeWay Services, Inc.
204 South Bellis Street
Wausau, WI 54402

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil or groundwater remediation activities on the property at the present time;

WHEREAS, one or more gasoline and diesel discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards exists on this property at the following locations; at monitoring wells MW-16, MW-19 and sump, which are located on the west side of the property along 114th Street and under the west end of the building (Figure 1). Groundwater petroleum concentrations as of October 1996 are summarized on the attached Table 1. The highest concentrations of benzene, toluene, ethylbenzene and methyl tert butyl ether were observed at monitoring wells MW-16 and MW-19 located just to the west of the building and under the west quarter of the building, respectively.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property,

NOW THEREFORE, the owner hereby declares that the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR809 is restricted by chs. NR811 and NR812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

The affected groundwater area is located within the boundaries of the above-referenced property being a part of the Southeast 1/4 of Section 6, Town 6 North, Range 21 East, in the City of West

Allis, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of Parcel 1 of Certified Survey Map No. 651 of the part of said ¼ Section recorded February 17, 1967 on Reel 347, Image 3, as Document No. 4301984; thence East along the South line of W. Rogers St. 183.44 feet more or less to a point 1622.10 feet West of the East line of said ¼ Section; thence Southerly and parallel to the 1/8 Section line, 330.88 feet to a point; thence North 89° 50' 30" East and parallel to the South line of W. Rogers St. 284 feet; thence South and parallel to the 1/8 Section line 46.96 feet; thence East 7 feet to a point in the 1/8 Section line, 377.84 feet South of the South line of W. Rogers Street; thence South along the 1/8 Section line to a point in the North line of W. Becher St.; thence North 89° 55' 02" West along the North line of W. Becher St. 646.96 feet more or less to a point in the East line of S. 114th St.; thence North along the East line of South 114th St. 346.73 feet more or less to the Southwest corner of said Lot 1 in Certified Survey Map No. 651; thence North 89° 50' 30" East, 175 feet along the South line of said Lot 1 to the Southeast corner thereof; thence North 0° 25' West along the East line of said Lot, 330.88 feet to the point of beginning.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction insures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

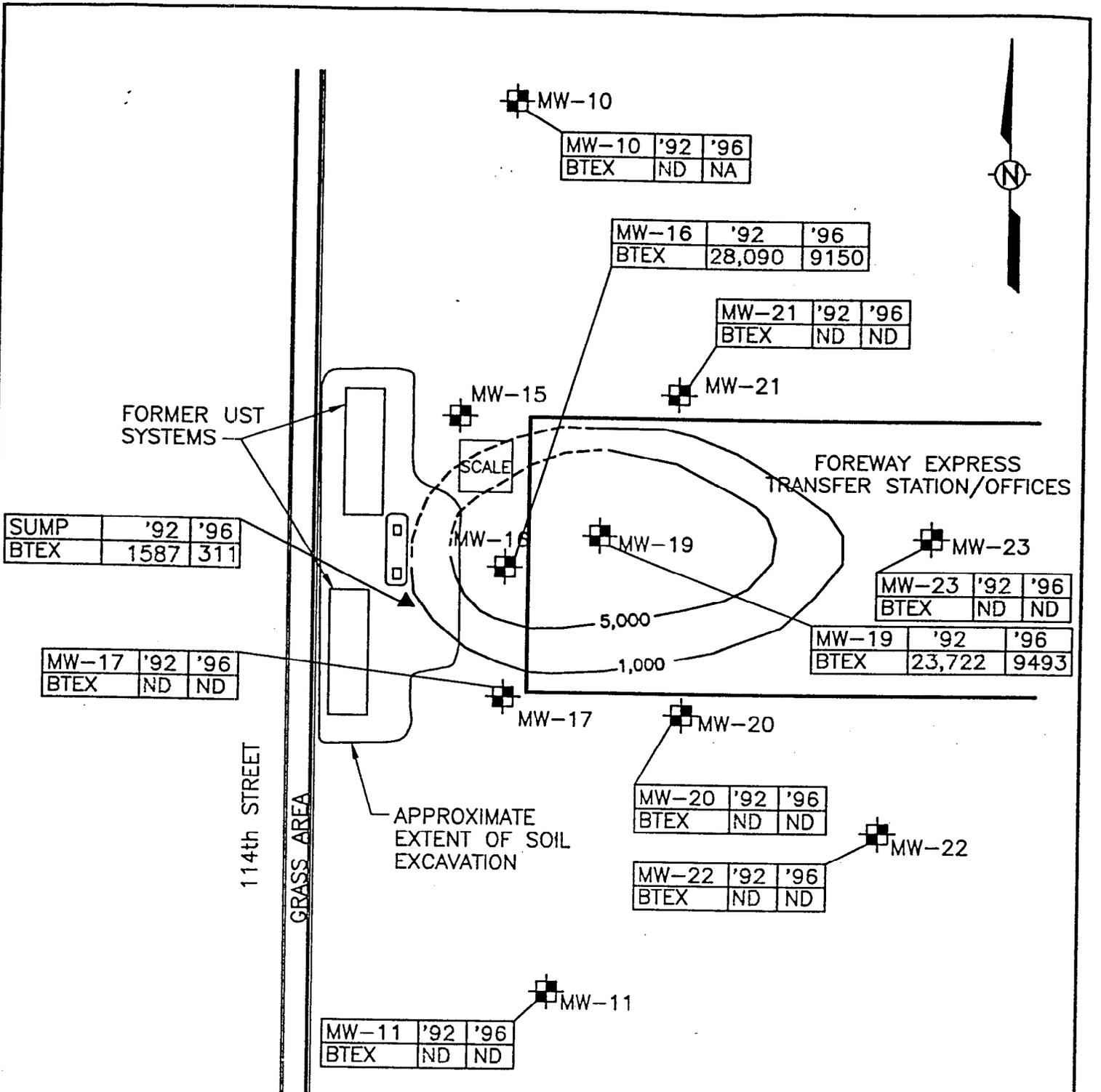
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this _____ day of _____, 19____.

Signature: _____

Printed Name: _____

Subscribed and sworn to before me
this _____ day of _____, 19____.

Notary Public, State of Wisconsin
My commission _____



MW-10	'92	'96
BTEX	ND	NA

MW-16	'92	'96
BTEX	28,090	9150

MW-21	'92	'96
BTEX	ND	ND

FORMER UST SYSTEMS

SUMP	'92	'96
BTEX	1587	311

MW-17	'92	'96
BTEX	ND	ND

MW-23	'92	'96
BTEX	ND	ND

MW-19	'92	'96
BTEX	23,722	9493

MW-20	'92	'96
BTEX	ND	ND

MW-22	'92	'96
BTEX	ND	ND

MW-11	'92	'96
BTEX	ND	ND

LEGEND

⊕ SOIL BORING

⊞ MONITORING WELL

▲ SUMP LOCATION

----- 1996 BTEX ISOCONCENTRATIONS (ug/l)

BTEX-BENZENE,TOLUENE,ETHYLBENZENE,XYLENES

ND-NOT DETECTED

NA-NOT ANALYZED

SCALE IN FEET



STS Consultants Ltd.
Consulting Engineers

1996 BTEX ISOCENTRATIONS

FOREWAY EXPRESS
WEST ALLIS, WISCONSIN

DRAWN BY	LMc	3-19-97
CHECKED BY	SMM	3-19-97
APPROVED BY	TWK	3-19-97
CADFILE	SCALE	
83047014	AS SHOWN	
STS PROJECT NO.	FIGURE NO.	
83047WD	1	

Table 1
Foreway Express - West Allis Groundwater Analytical Summary (ug/L)

WELL NO.	ES	PAL	4/27/90	2/10/92	05/06/92	06/17/92	06/22/93	11/93	12/94	12/94 (dup)	10/1/96
MW-10											
GRO							ND		/		/
DRO							ND		/		/
VOC (EPA 601)			ND	/	/	/	--		/		/
Lead	15	1.5					ND		/		/
MW-11											
GRO							ND		/		/
DRO							ND		/		/
VOC (EPA 601)			ND	/	/	/	--		/		/
Lead	15	1.5					ND		/		/
MW-16											
GRO				119,000	/	/	>>1,630		24,500		--
DRO				ND	/	/	1,080		5,300		--
Lead (A)	15	1.5		12	/	/	ND		--		--
Benzene	5	0.5		1,540	/	/	ND		--		--
Toluene	343	68.6		3,300	/	/	5.2		59.7		<93
Ethylbenzene	700	140		3,310	/	/	43.4		1,580		1650
Naphthalene	40	8		966	/	/	21		672		1190
sec-Butylbenzene				47.3	/	/	ND		--		--
meta- & para-xylene	620	124		13,800	/	/	224		6,790		6310
ortho-xylene	620	124		6,140	/	/	70.7		2,750		--
Isopropylbenzene				148	/	/	ND		--		--
n-propylbenzene				468	/	/	13.4		--		--
1,3,5-Trimethylbenzene				1,210	/	/	69.3		469		433
1,2,4-Trimethylbenzene				3,790	/	/	154		2,380		1590
MTBE	60	12									92
MW-19*											
GRO					41,400	/	--		26,000	23,600	--
DRO					9,360	/	9,650		5,840	6,740	--
Lead (A)	15	1.5			16.7	/	ND		--	--	--
Benzene	5	0.067			562	/	270		792	774	313
Toluene	343	68.6			4,700	/	838		1,720	1,400	<148
Ethylbenzene	700	140			2,280	/	398		1,510	1,820	1,150
Naphthalene	40	8			681	/	--		478	438	--
sec-Butylbenzene					54.5	/	--		--	--	--
1,2-Dichloroethane	5	0.05			5.9	/	--		--	--	--
meta- & para-xylene	620	124			9,840	/	2,220		6,990	7,360	5,270
ortho-xylene & styrene	620	124			6,340	/	1,600		3,660	3,870	2,760
Isopropylbenzene					83	/	--		--	--	--
n-propylbenzene					235	/	--		--	--	--
1,3,5-Trimethylbenzene					973	/	510		502	490	442
1,2,4-Trimethylbenzene					3,360	/	923		1,660	1,600	1,110
p-Isopropyltoluene					16	/	--		--	--	--
n-Butylbenzene					443	/	--		--	--	--
Isopropyl ether					16.2	/	--		--	--	--
Methyl tert Butyl Ether	60	12					ND		ND	ND	<92

Notes:

All concentrations are reported in ug/l approximately equivalent to ppb or as noted.

Only those parameters that were detected are listed above.

* = Samples for MW-19 and MW-20 appear to have been switched in the May 1992 sample event. The results in Table 4 have been switched to show the correct results with the correct wells. The laboratory report in Appendix E has not been corrected.

/ = Well not sampled.

ND = Not detected at or above the laboratory detection limit.

-- = Parameter not analyzed.

15 = NR 140 Enforcement Standard (ES) exceedance.

~~1.5~~ = NR 140 Preventative Action Limit (PAL) exceedance.

A = Lead analyses performed before June 1993 are total lead; lead analyses from June 1993 are dissolved lead.

Table 1
Foreway Express - West Allis Groundwater Analytical Summary (ug/L) (cont.)

WELL NO.	ES	PAL	4/27/90	2/10/92	05/06/92	06/17/92	06/22/93	11/93	12/94	12/94 (dup)	10/1/96
MW-17											
GRO							ND		--		--
DRO							ND		--		--
Naphthalene	40	8					1.6		1.6		--
tert-Butylbenzene							3.2		--		--
VOC (8021)/PVOOC (8020)									--/ND		--/ND
MW-20*											
GRO					ND	/	ND		ND		--
DRO					290	/	64.3		147		--
Lead (A)	15	1.5			15.8	/	ND		--		--
VOC (8021)/PVOOC (8020)					ND	/	ND		--/ND		--/ND
MW-21											
GRO					ND	/	--		ND		--
DRO					163	/	ND		ND		--
Lead (A)	15	1.5			ND	/	--		--		--
VOC (8021)/PVOOC (8020)					ND	/	ND		--/ND		--/ND
MW-22											
GRO							ND		/		--
DRO							ND		/		--
Lead	15	1.5					ND		/		--
VOC (8021)/PVOOC (8020)							ND		/		--/ND
MW-23 (B)											
GRO								122 (B)	--		--
DRO								3890 (B)	--		--
Lead	15	1.5						--	--		--
VOC (8021)/PVOOC (8020)								ND	--/ND		--/ND
SUMP											
GRO						8,800	>>3,908		1,720		--
DRO						2,100	4,226		2,580		--
Benzene	5	0.5				7	ND		ND		<4.7
Toluene	343	68.6				10	ND		ND		<7.4
Ethylbenzene	700	140				270	110		49.8		103
1,3,5-Trimethylbenzene						380	294		ND		257
1,2,4-Trimethylbenzene						1,200	993		316		942
Xylenes	620	124				1,300	230.4		--		208
Napthalene	40	8					179		64.7		--
n-Propylbenzene							51.9		--		--
n-Butylbenzene							89.5		--		--
MTBE	60	12							--		<4.6

Notes:

All concentrations are reported in ug/l approximately equivalent to ppb or as noted.

Only those parameters that were detected are listed above.

* = Samples for MW-19 and MW-20 appear to have been switched in the May 1992 sample event. The results in Table 4 have been switched to show the correct results with the correct wells. The laboratory report in Appendix E has not been corrected.

/ = Well not sampled.

ND = Not detected at or above the laboratory detection limit.

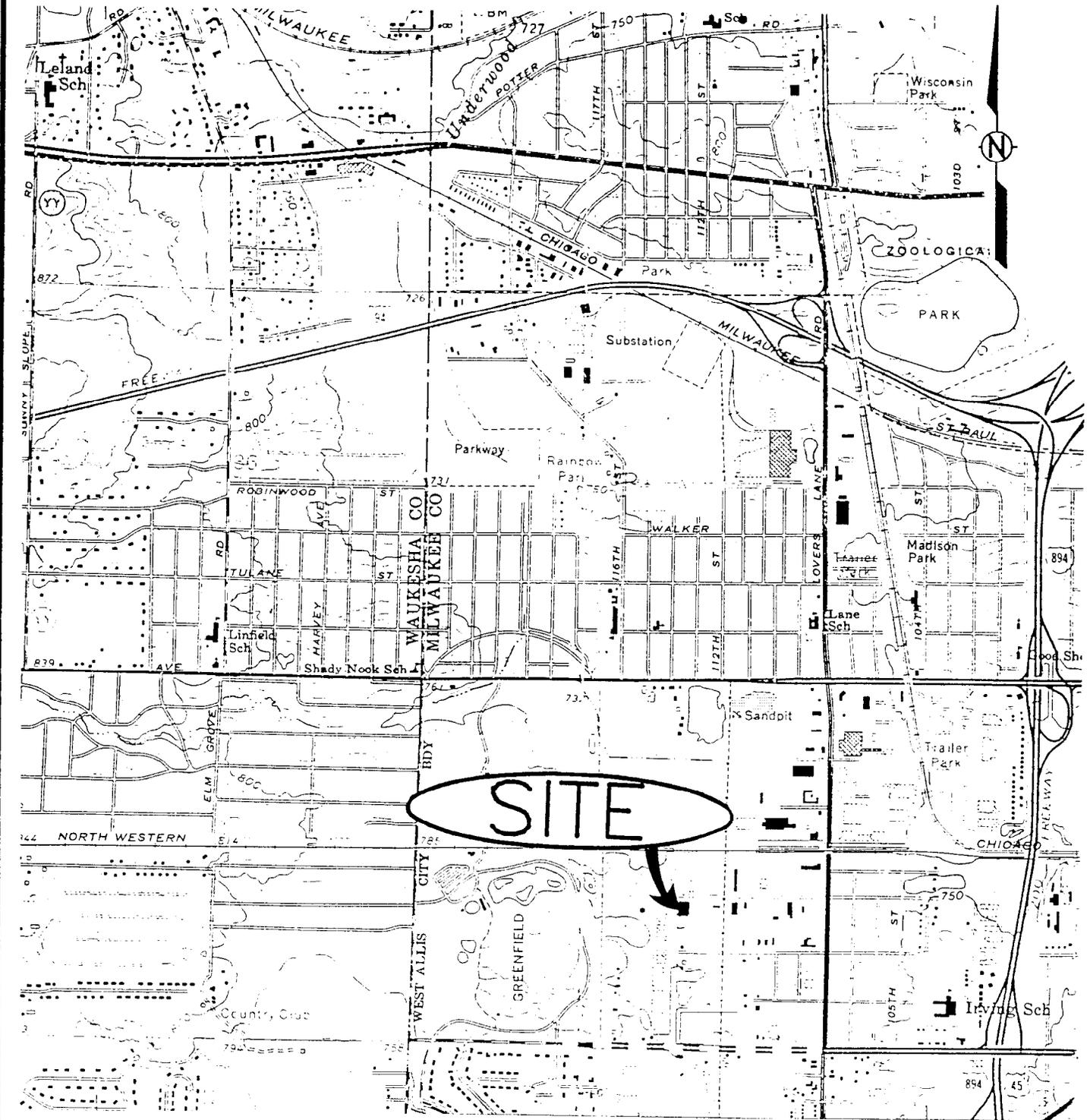
-- = Parameter not analyzed.

█ = NR 140 Enforcement Standard (ES) exceedance.

▨ = NR 140 Preventative Action Limit (PAL) exceedance.

A = Lead analyses performed before June 1993 are total lead; lead analyses from June 1993 are dissolved lead.

B = This well was installed and sampled in November 1993. The analytical results for the samples were DRO-35,600 φg/l, GRO- and VOC-non-detect for the sample collected on November 16-17, 1993 and DRO-3,890 φg/L for the sample collected on 122 φg/l January 24, 1994.



SOURCE: USGS TOPOGRAPHIC MAP, WAUWATOSA QUADRANGLE

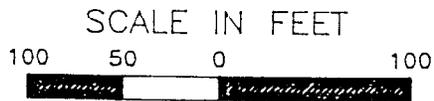
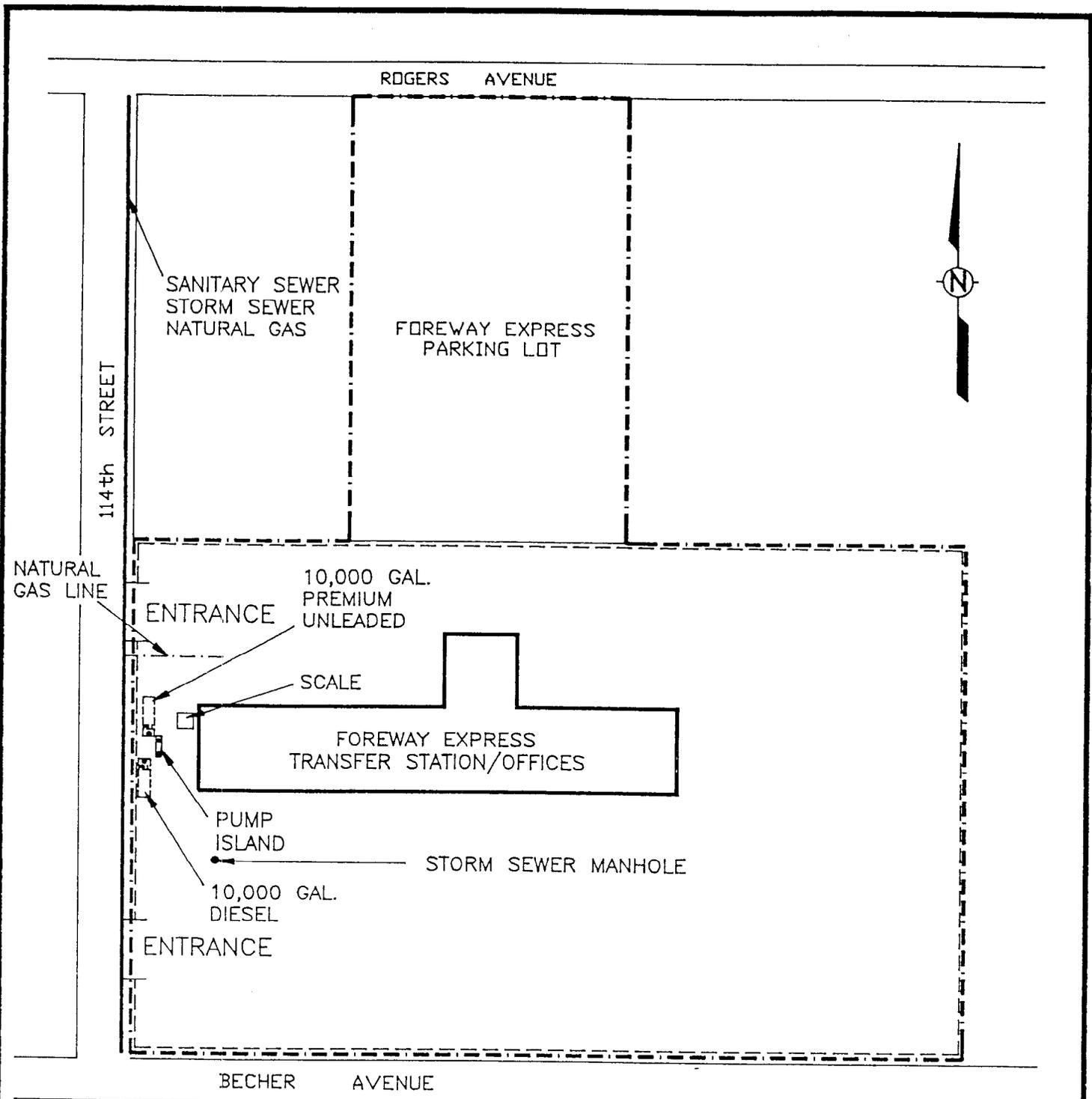


STS Consultants Ltd.

PROJECT/CLIENT

FIGURE 1
 SITE LOCATION MAP
 FOREWAY EXPRESS
 WEST ALLIS, WISCONSIN

DRAWN BY	J.M.I.	7/29/93
CHECKED BY	M.J.S.	7/29/93
APPROVED BY	K.R.H.	7/29/93
SCALE 1" = 2000'	FIGURE NO. 1	
CADFILE 83047004	STS PROJECT NO. 83047WA	
PLOT DATE 7/29/93		



LEGEND

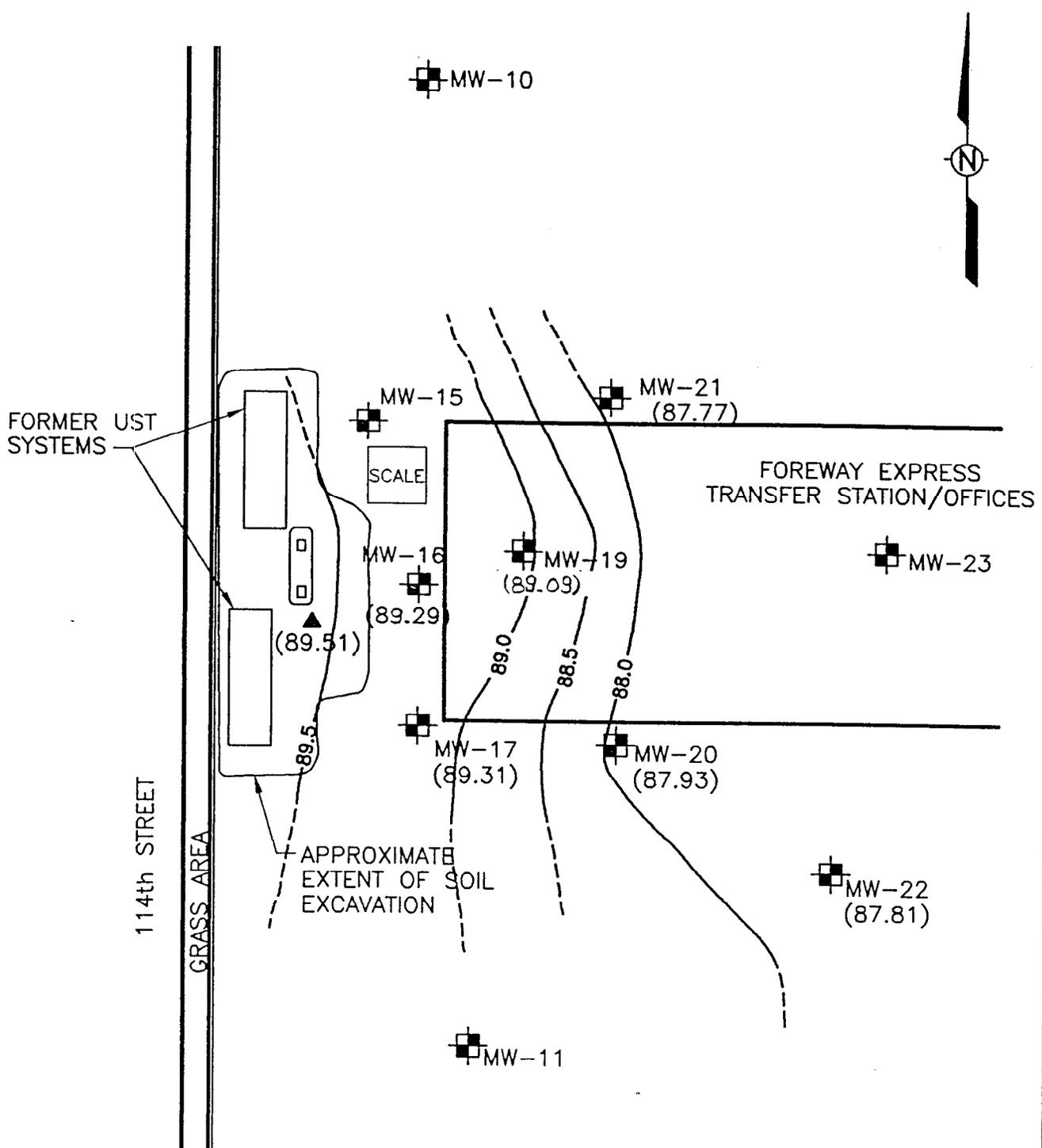
-----	FENCE
-----	PROPERTY LINE



PROJECT/CLIENT

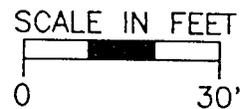
**FIGURE 2
SITE PLAN
FOREWAY EXPRESS
WEST ALLIS, WISCONSIN**

DRAWN BY	J.M.I.	8/10/93
CHECKED BY	M.J.S.	8/10/93
APPROVED BY	K.R.H.	8/10/93
SCALE	1" = 100'	FIGURE NO. 2
CADFILE	83047004	STS PROJECT NO.
PLOT DATE	8/10/93	83047WA



LEGEND

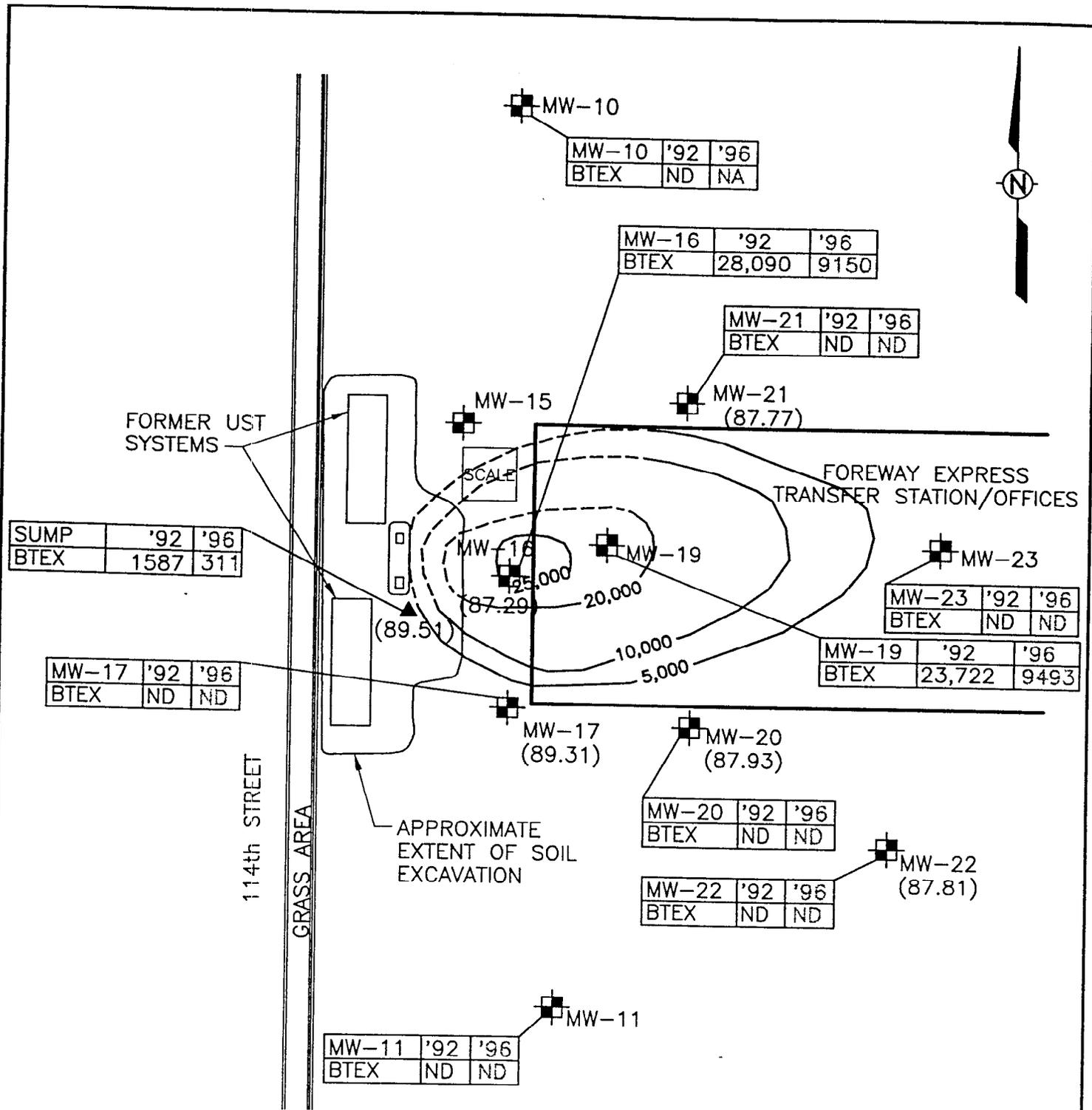
-  SOIL BORING
-  MONITORING WELL
-  SUMP LOCATION



STS Consultants Ltd.
Consulting Engineers

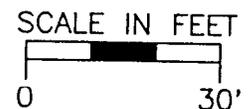
GROUNDWATER ELEVATION CONTOURS
OCTOBER 1, 1996
FOREWAY EXPRESS
WEST ALLIS, WISCONSIN

DRAWN BY	JMI	2-24-97
CHECKED BY	SMM	2-24-97
APPROVED BY	TWK	2-24-97
CADFILE	SCALE	
83047012	AS SHOWN	
STS PROJECT NO.	FIGURE NO.	
83047WD	5	



LEGEND

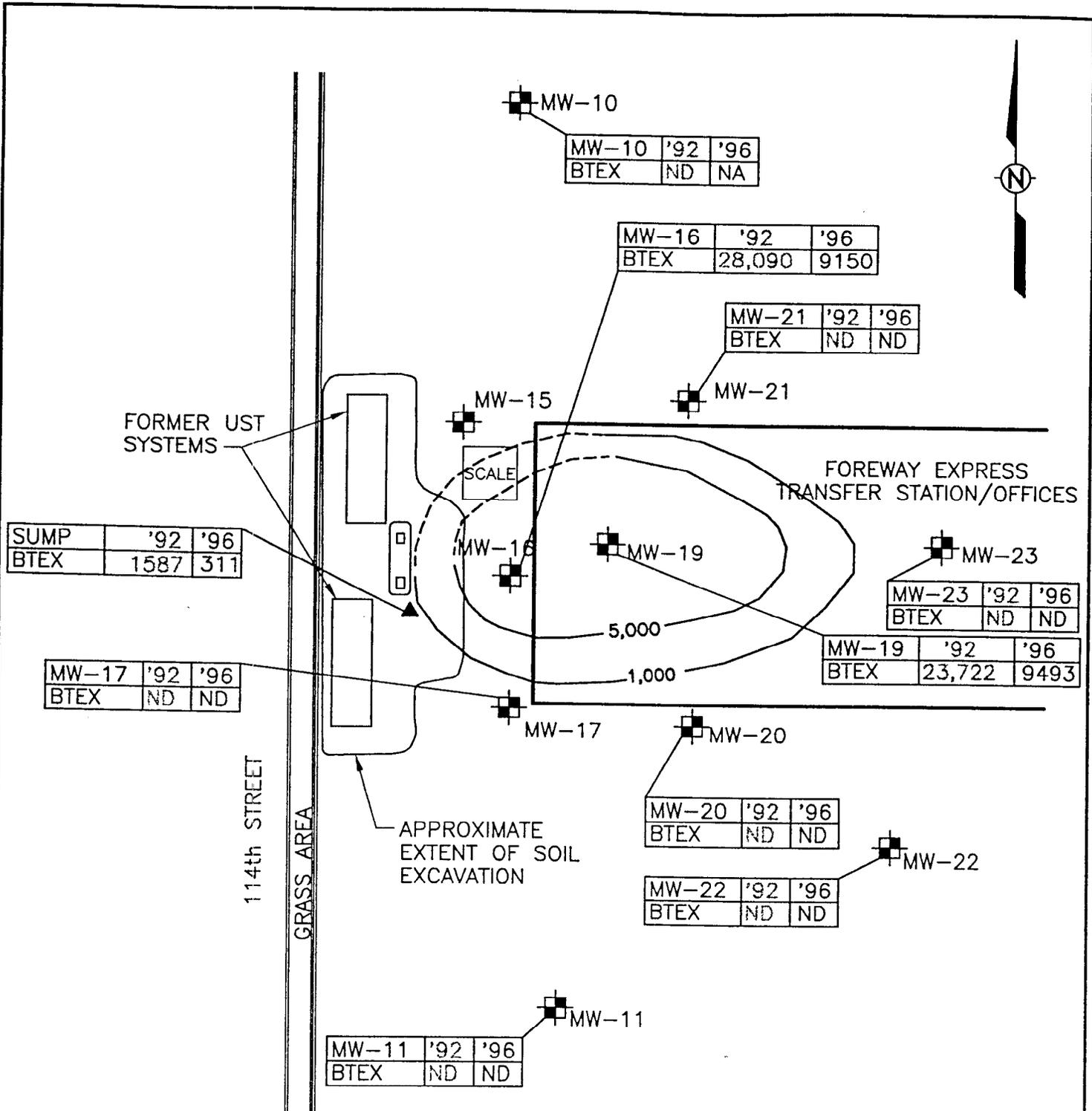
- SOIL BORING
- MONITORING WELL
- SUMP LOCATION
- 1992/1993 BTEX ISOCONCENTRATIONS (ug/l)
- BTEX—BENZENE,TOLUENE,ETHYLBENZENE,XYLENES
- ND—NOT DETECTED
- NA—NOT ANALYZED



1992/1993 BTEX ISOCENTRATIONS

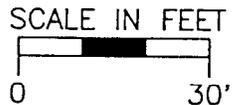
**FOREWAY EXPRESS
WEST ALLIS, WISCONSIN**

DRAWN BY	LMc	3-19-97
CHECKED BY	SMM	3-19-97
APPROVED BY	TWK	3-19-97
CADFILE	83047013	SCALE AS SHOWN
STS PROJECT NO.	83047WD	FIGURE NO. 7



LEGEND

- ⊕ SOIL BORING
- ⊠ MONITORING WELL
- ▲ SUMP LOCATION
- 1996 BTEX ISOCONCENTRATIONS (ug/l)
- BTEX-BENZENE,TOLUENE,ETHYLBENZENE,XYLENES
- ND-NOT DETECTED
- NA-NOT ANALYZED

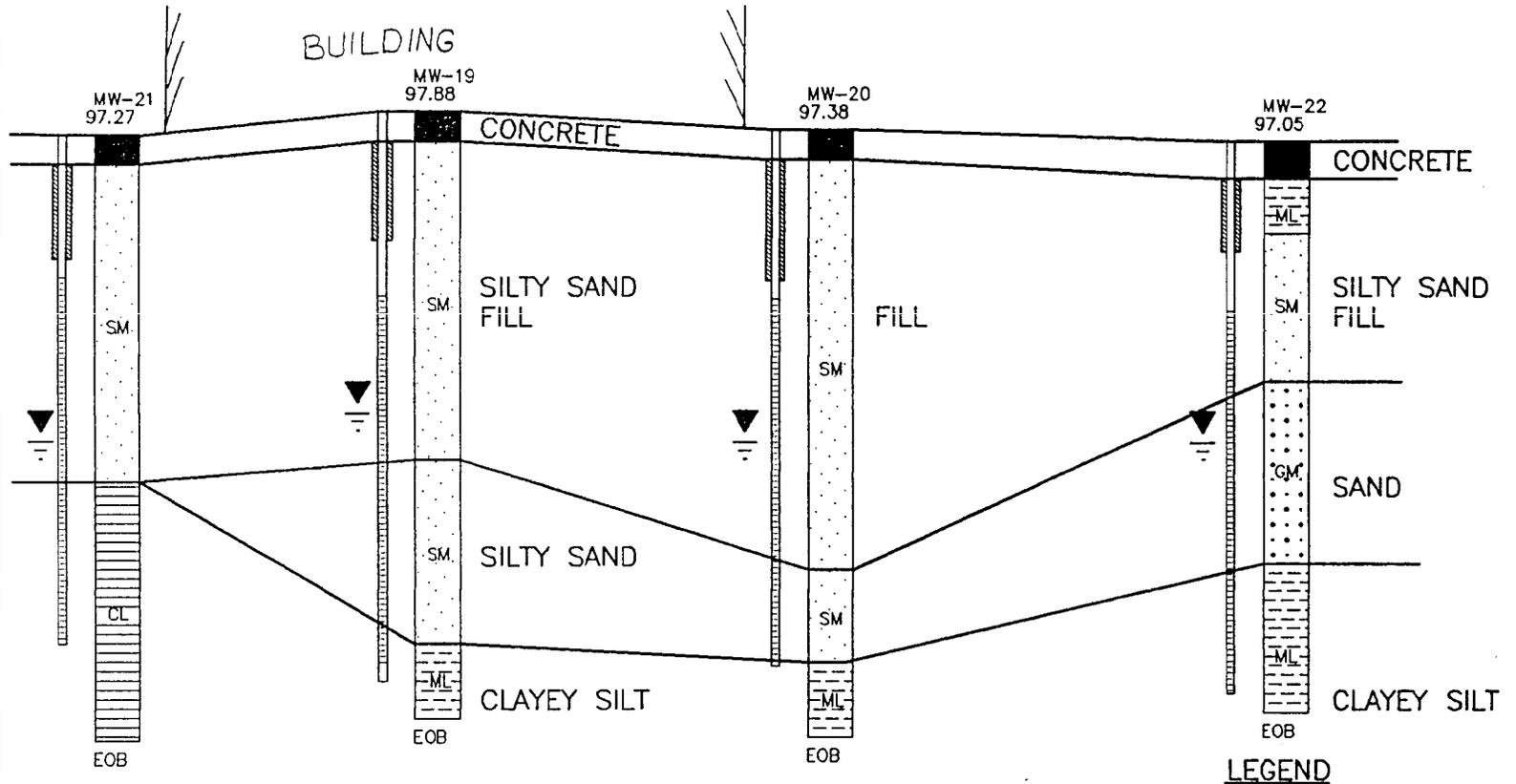


1996 BTEX ISOCENTRATIONS
FOREWAY EXPRESS
WEST ALLIS, WISCONSIN

DRAWN BY	LMc	3-19-97
CHECKED BY	SMM	3-19-97
APPROVED BY	TWK	3-19-97
CADFILE	83047014	SCALE AS SHOWN
STS PROJECT NO.	83047WD	FIGURE NO. 8

ELEVATION (FEET)

100
95
90
85
80



LEGEND

- ▼ GROUNDWATER ELEVATION APRIL 23, 1992
- SM USCS CLASSIFICATION
- WELL SEAL
- SAND FILTER PACK
- WELL SCREEN
- EOB END OF BORING

B-B CROSS SECTION
8
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

CROSS SECTION B-B
FOREWAY EXPRESS
WEST ALLIS, WISCONSIN

DRAWN BY	JMI	DATE	2-24-97
CHECKED BY	SMM	DATE	2-24-97
APPROVED BY	TWK	DATE	2-24-97
CADFILE	83047\WD\83047017		



STS Consultants Ltd.
Consulting Engineers

STS PROJECT NO.

83047WD

STS PROJECT FILE

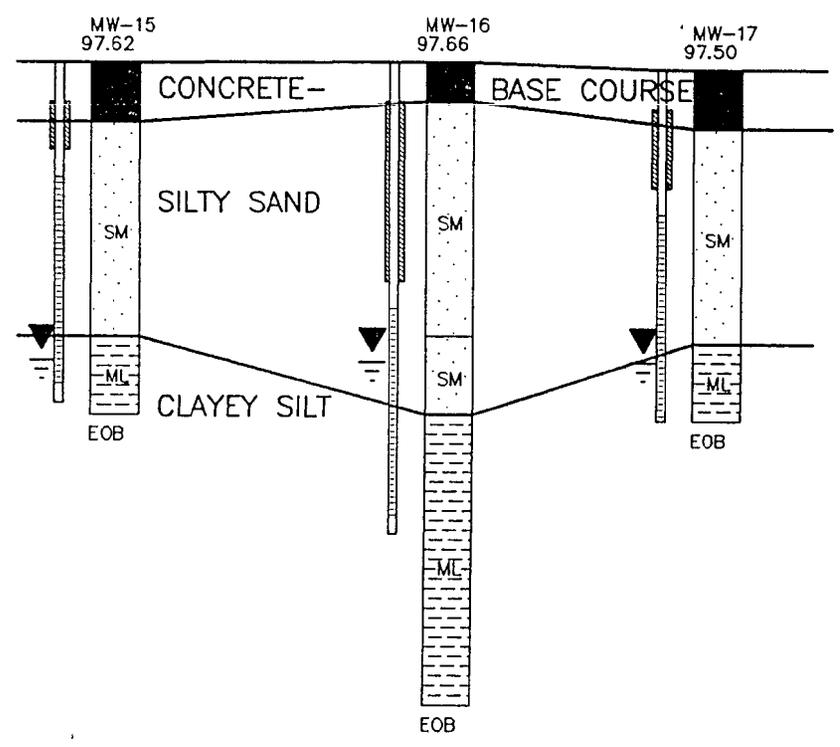
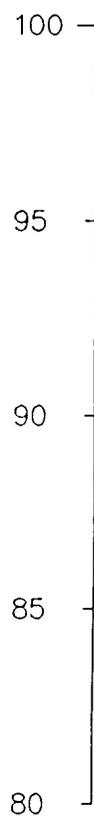
SCALE

AS SHOWN

FIGURE NO.

4

ELEVATION (FEET)



LEGEND

- ▼ GROUNDWATER ELEVATION APRIL 23, 1992
- SM USCS CLASSIFICATION
- WELL SEAL
- SAND FILTER PACK
- WELL SCREEN
- EOB END OF BORING

A-A CROSS SECTION
 8 SCALE: HORIZ. 1"=20'
 VERT. 1"=5'


STS Consultants Ltd.
 Consulting Engineers
 STS PROJECT NO. 83047WA
 STS PROJECT FILE
 SCALE AS SHOWN
 FIGURE NO. 3

CROSS SECTION A-A
FOREWAY EXPRESS
WEST ALLIS, WISCONSIN

DRAWN BY	JMI	DATE	2-24-97
CHECKED BY	SMM	DATE	2-24-97
APPROVED BY	TWK	DATE	2-24-97
CADFILE	83047\WD\83047016		